



DOWNER & CO

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2 Arbor House, Gaywood Drive, Newbury RG14 2PR
Price: £195,000

Features.

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NO ONWARD CHAIN

Description.

Immaculately presented, light and airy two double bedroom ground floor flat with it's own patio leading to communal gardens. The property is located within walking distance of local shops, and not far from the mainline rail station to London Paddington and Newbury town centre.

The spacious accommodation consists of communal security entry system, through personal front door to hall with storage cupboard, open plan kitchen/dining/living room with door to patio, master bedroom with built-in wardrobes, second double bedroom and family bathroom. Benefits include allocated parking immediately outside the property, gas-fired central heating (boiler installed 2025) and upvc double glazing.



Location.

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.

Lease details & outgoings:

Lease: 105 years remaining.

Service charge: £2,197.32 per annum.

Ground Rent: £200 per annum





Approximate Gross Internal Area
64.65 sq m / 695.88 sq ft

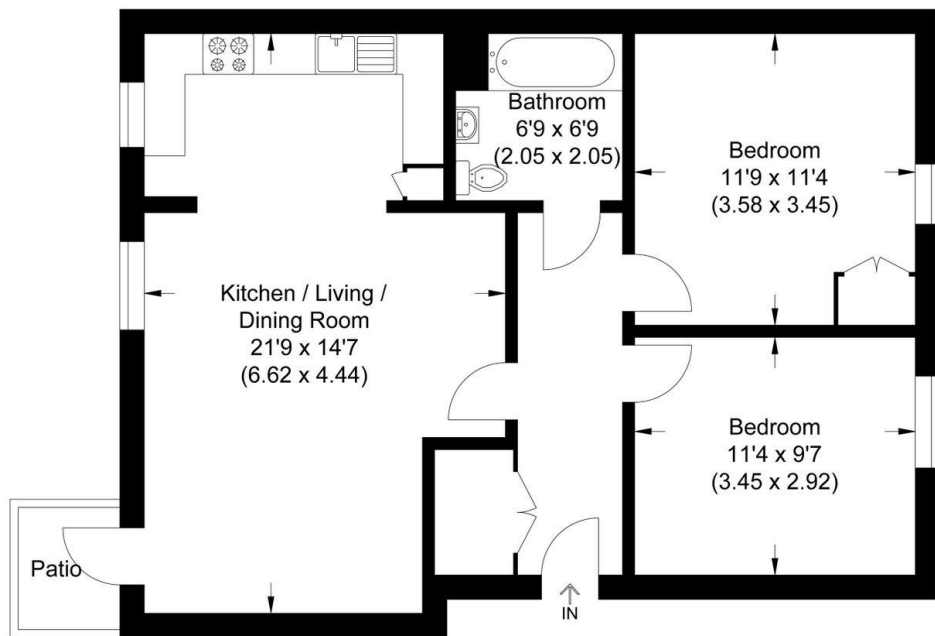
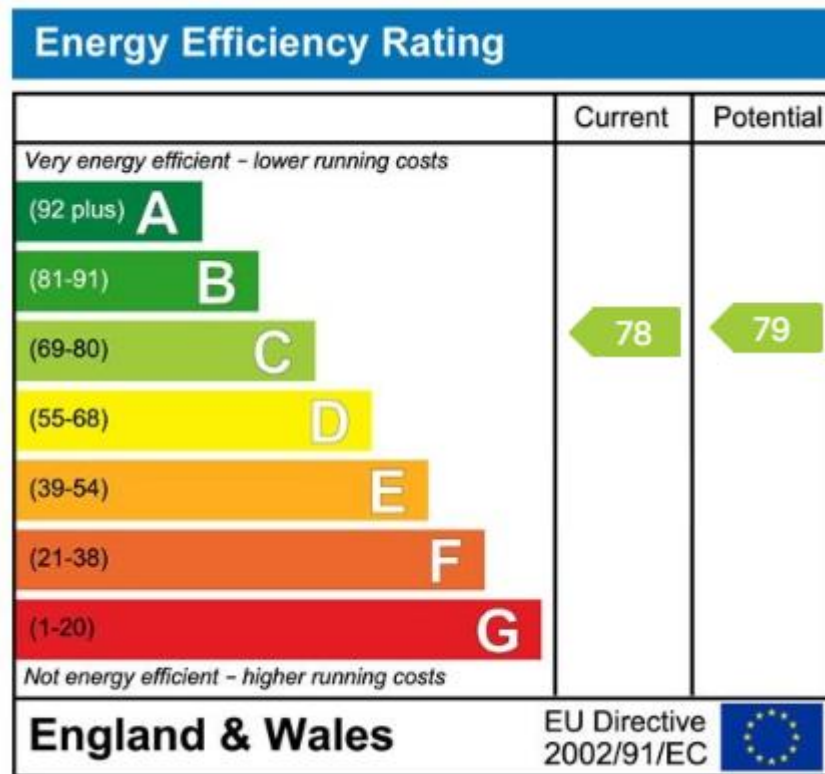


Illustration for identification purposes only, measurements are approximate, not to scale.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: C

COUNCIL TAX BAND: C
2026/2027: £2,268.74.

TENURE: LEASEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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